



The Following Are Brief Summaries Of The Various Zone Classifications For The City Of Chula Vista. These Summaries Indicate The Pertinent Or The Major Permitted Uses, Accessory Uses And Uses Subject To A Conditional Use Permit For Each Zone. Please See City of Chula Vista Municipal Code Title 19 (Zoning) For Complete Information.

A- AGRICULTURAL ZONE: Permits agricultural uses, single-family dwellings and accessory uses such as stables, public and private noncommercial recreational facilities. Other uses subject to a conditional use permit such as poultry farms, kennels and riding stables. (Min. lot size: A-8 – 8 acres A-X as designated.)

R-E RESIDENTIAL ESTATE ZONE: Permits single-family dwellings, accessory uses such as private stables and foster homes. Other uses subject to a conditional use permit such as schools and churches.

(Min. lot size: R-E 4A – 4 acres R-E 40 – 40,000 sq. ft.)
 R-E 2A – 2 acres R-E -20,000 sq. ft.)

R-1 SINGLE-FAMILY RESIDENCE ZONE: Permits single-family dwellings and accessory uses such as large family day care and foster homes. Other uses subject to a conditional use permit such as schools, churches and other quasipublic uses. (Min. lot size: R-1-15 – 15,000 sq. ft.; R-1-10 – 10,000 sq. ft.; R-1-7* - 7,000 sq. ft.; R-1-5 – 5,000 sq. ft.)

*Min. lot size except in new subdivisions, 20% of lots may be 6,000 sq. ft. & 10% may be 5,000.

R-2 ONE AND TWO-FAMILY RESIDENCE ZONE: Permits single-family dwellings, duplexes and attached single-family dwellings. Accessory uses and conditional uses similar to R-1. (Min. lot size: R-2 – 7,000 sq. ft.; R-2-T – 3,500 sq. ft.; R-2-X – as designated.)

MHP – EXCLUSIVE MOBILE HOME PARK ZONE: Permits development of mobile home parks on minimum 5 acre lots through the application of a conditional use permit. The density and design standards shall be governed by the City's adopted development policy for mobile home parks.

R-3 APARTMENT RESIDENTIAL ZONE: Permits apartments, townhouses and duplexes; rooming and boarding for not more than 2 persons as an accessory use. Other uses subject to a conditional use permit such as single family homes, boarding or lodging houses, day nurseries or nursery schools (except in the R3-T).

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C-O ADMINISTRATIVE AND PROFESSIONAL OFFICE ZONE: Permits offices for professions, administrative, financial institutions, prescription pharmacies and other offices of the same character. Accessory uses such as services and sales for occupants and patrons. Other uses subject to a conditional use permit such as apartments, nursery schools, schools and studios, restaurants and commercial parking lots and garages. (Min. lot size- 7,000 sq. ft.)

C-B CENTRAL BUSINESS ZONE: Permits retail and service establishments such as shops, stores, offices, banks, nightclubs, printing, hotels, parking lots and garages and business and technical schools. Other uses subject to a conditional use permit such as apartments (see R-3 zone for maximum density), automobile service stations, auto rental agencies, theaters, furniture upholstery and commercial recreation facilities (i.e., bowling alleys and dance halls). (Min. lot size– 2,500 sq. ft.)

C-N NEIGHBORHOOD COMMERCIAL ZONE: Permits retail sales and businesses of a convenience nature to serve the immediate residential neighborhood such as grocery stores, beauty and barber shops, business and professional offices, restaurants and health spa's. Other uses subject to a conditional use permit such as automobile service stations and restaurants with incidental sales of alcoholic beverages. (Min. area – 3 acres. Min. lot size – 5,000 sq. ft.)

C-C CENTRAL COMMERCIAL ZONE: Permit stores, shops and offices for the residents of the City and surrounding community in a shopping center atmosphere such as department stores, banks, business offices, restaurants, nightclubs, and personal services. Other uses subject to a conditional use permit such as carwashes, service stations and commercial recreational facilities (i.e., billiard parlors, skating rinks, etc.). (Min. lot size – 5,000 sq. ft.)

C-V VISITOR COMMERCIAL ZONE: Permits use and businesses for visitors and travelers such as hotels, motels, restaurants, theaters and gift and souvenir shops. Other uses subject to a conditional use permit such as carwashes, service stations, nightclubs and commercial recreational facilities. (Min. lot size– 10,000 sq. ft.)

C-T THOROUGHFARE COMMERCIAL ZONE: Permits uses adjacent to thoroughfares where they are dependent upon or cater to thru traffic, supplying commodities or services to the community such as retail stores and shops, financial institutions, new car dealers, motel, restaurants, printing, plan nurseries and animal hospitals. Other uses subject to a conditional use permit such as service stations, used car dealers, drive-in theaters, dance halls, commercial storage areas, automobile paint and body shops, and trailer and equipment sales and rentals. (Min. lot size– 5,000 sq. ft.)

I-R RESEARCH INDUSTRIAL ZONE: Permits specialized manufacturing uses all of a non-nuisance type such as laboratories, electronics and electrical assembly. Accessory uses such as restaurants, offices, wholesale business and warehousing and retail sales of products produced or manufactured on the site. Other uses subject to a conditional use permit such as retail business to serve the I-R zone and manufacturing of pharmaceuticals. (Min. lot size– 20,000 sq. ft.)

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I-L LIMITED INDUSTRIAL ZONE: Permits manufacturing, printing, assembling, processing, repairing, or packaging of products from previously prepared materials as well as wholesale and warehousing, storage yards, minor auto repair, and manufacture of food products. Accessory uses such as offices, restaurants and incidental services to serve employees and retail sales of products produced on the site. Other uses subject to a conditional use permit such as machine shops, restaurants, major auto repair, service stations, synthetics manufacturing and trucking terminals. (Min. lot size—10,000 sq. ft.)

I – GENERAL INDUSTRIAL ZONE: Permits manufacturing, processing, assembling, research, wholesale or storage uses, and other uses which are of the same general character. Accessory uses such as offices and services to serve employees and retail sales of products manufactured on the site. Other uses subject to a conditional use permit such as hotels, restaurants, service stations, manufacturing involving primary production from raw materials, automobile dismantling and industrial metal salvage operations. (Min. lot size—20,000 sq. ft.)

P-C PLANNED COMMUNITY ZONE: Provides for the orderly development of large tracts of land, which may contain a variety of land uses, but are under unified ownership or control. (No P-C zone shall include less than fifty (50) acres of contiguous lands.

F-1 FLOODWAY ZONE: Regulates land use and development in an area designated for a flood control channel. All uses are subject to a conditional use permit such as open private and public recreation areas, parking lots, used car lots, storage yards, agricultural uses and other use which does not require permanent structures.

T- TIDELANDS ZONE: Permits water oriented industrial, commercial and recreational uses. All uses require Planning Commission, City Council and San Diego Unified Port District approval.

UNCLASSIFIED USES: There are certain land uses, which possess such unique characteristics that they are not automatically included as a permitted use in any zone. Examples – churches, private and public schools, recreational uses, cemeteries, etc. The Planning Department should be contacted for specific information.

MODIFYING DISTRICTS (attached to underlying zone): The purpose of the modifying districts is to provide for special provisions regulating development where appropriate or necessary in addition to the basic regulations of the Zoning Ordinance.

D- DESIGN CONTROL MODIFYING DISTRICT: The D District establishes site plan and architectural design control to promote orderly and harmonious development within designated area.

S – HEIGHT OF BUILDINGS (STORIES) MODIFYING DISTRICT: The S District establishes the number of stories permitted in an area which shall take precedence over any height restrictions required by the underlying zone.

Zone Classifications

MODIFYING DISTRICTS (cont.)

P – PRECISE PLAN MODIFYING DISTRICT: The P District requires that the use of land and buildings, including height, setbacks and open areas be developed in accordance with the approved precise plan. The plan will take precedence over the restrictions of the underlying zone.

E – EQUESTERIAN MODIFYING DISTRICTS: The E District provides for horse keeping in single-family residential or agricultural zones and is generally twenty (20) acres or more in size. Specific conditions are established in the district relating to location of paddock and sanitary regulation.

PUD – PLANNED UNIT DEVELOPMENT MODIFYING DISTRICT: The PUD District provides for greater flexibility and creative design in the development of various uses, buildings, structures, and open spaces in planned building groups. The district is intended to promote economical and efficient use of land while providing a harmonious variety of housing choices as well as a high standard of usable open space.

H – HILLSIDE MODIFYING DISTRICT: The H District establishes density and grading limitations according to the existing average natural slope. The district is placed on specific hill areas to preserve and enhance the beauty of the City's natural landscape.